



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
March 5, 2019

Council District 7

Zoning Commission Recommendation: Approval by a vote of 9-0 Opposition: None Support: None	Continued	Yes <u>X</u> No ___
	Case Manager	<u>Jocelyn Murphy</u>
	Surplus	Yes ___ No <u>X</u>
	Council Initiated	Yes ___ No <u>X</u>

Owner / Applicant: MeMo Hospitality Group

Site Location: 3619-3625 W. Byers Ave. Mapsco: 75H

Proposed Use: Add Boutique Hotel with Accessory Bar

Request: From: "J" Medium Industrial
To: PD/E Planned Development for all uses in "E" Neighborhood Commercial plus boutique hotel with accessory bar and coffee shop; site plan included

Land Use Compatibility: Requested change **is compatible.**

Comprehensive Plan Consistency: Requested change **is consistent**

Staff Recommendation: **Approval**

Background:

The proposed site is located one-half block west of Montgomery Street a commercial connector, at the corner of Byers and Margaret Streets, both residential streets. The applicant is proposing to change the zoning from "J" Medium Industrial for a three level boutique hotel. A hotel is allowed by right in the J district however the PD is required due to the proximity to the "B" Two Family district to the west.

The property was zoned J Medium Industrial from 1940 when the area originally developed with the heavier industrial uses. The area continues to convert away from industrial toward a more tourism based commercial activity. The site is in proximity to the Will Rogers complex to the north, the new arena scheduled for completion in August 2019 and Montgomery Street which is currently under reconstruction to be more pedestrian oriented. The base district will be changed to the less intensive "E" Neighborhood Commercial which is more appropriate when adjacent to a residential area than industrial zoning.

Parking on the west side along Margaret Street serves as a buffer to the residential uses to the west. The building was placed toward Montgomery Street and the existing industrial activity in order to not be imposing onto the residential area. Additional landscaping is planned in the grass area between the parking and street as a visual buffer. Since it is street right-of-way and not on the private property, it cannot be included on the site plan.

The parking spaces on W. Byers Ave. are shown on the site plan as fully on the private property and therefore may be counted toward the required parking. The parking spaces will be using city right of way

(the street) as the maneuvering space; the applicant has been working with Transportation staff on this configuration and has received approval. The parking spaces at 18 ft. in length cannot block the sidewalk which is typically built inside the right of way. With the sidewalk location rerouted in front of the parking spaces within the private property, a public pedestrian access easement will be necessary to ensure the public can use the sidewalk at all times.

	J	PD/E for hotel plus bar
Height	120 ft.	3 stories (Complies)
<p>Parking</p> <p>Hotel 1 space per bedroom unit plus 1 space per 4 patron seats in rooms open to public plus 5 spaces per 1,000 square feet of display/ballroom area</p> <p>Bar/Coffee Shop 1 space per 100 square feet 1 space per 4 seats plus 1 suite plus 1 space per 4 seats plus 5 spaces per 1,000 square feet of ballroom available to nonresidents plus 1 space per 4 employees</p> <p>Maneuvering space shall be located completely off the right-of-way, except for on-street parking approved by the Traffic Engineer.</p>	<p>19 rooms in hotel 600 sf public space 1,200 sf bar (including outdoor space)</p> <p>34 total off street spaces required</p>	<p>34 provided on site plan;</p> <p>8 spaces including a handicapped space using street right of way as maneuvering space (TPW has reviewed and approved)</p> <p>(Complies)</p>
Landscaping	A minimum of 10% of net site area with a minimum of 75% located in the front yard	<p>Will meet 10% landscaping requirement overall but not providing 75% in the front yard on Byers.</p> <p>(Waiver Requested)</p>

The case was continued from the December 12, 2018 Zoning Commission hearing to provide additional time for communication with the neighborhood. Staff also renoticed the case to ensure that the bar use as accessory to the hotel was clarified. Staff confirmed with the Building Official that the Certificate of Occupancy for the hotel building will include all uses in the building, including the bar, and the bar area would not receive a separate CO.

Neighbors have expressed concern about the proposed bar use within the hotel and the intensity of the hotel use near the residential area. While the scale of this boutique hotel less is than a larger chain hotel, there is concern that the bar will attract more customers than the guests of the hotel which could expand the parking demand into the public streets. There are also concerns that the central area and bar could serve as an event attraction and that noise from the outdoor bar patio could carry into the residential to the west since it does not appear to be blocked by a wall, screen or landscaping. Providing adequate parking is the primary concern for the project neighbors.

The case was continued from the February 5 City Council hearing to allow time to consider the new proposed layout. The new proposal included the bar and activity areas of the hotel oriented to the east and the wall of the hotel oriented toward the residential use with parking to the west of the hotel building. The neighborhood prefers the building wall to be on the western side of the property. The council office has indicated a meeting was held with the applicant's architect but the site of the parking lot has not been agreed upon as of the date of this report.

Site Information:

Owner: MeMo Hospitality Group
 3108 W. 6th St.
 Fort Worth, TX 76107

Agent: Michael Bennett

Acreage: 0.45 acres

Comprehensive Plan Sector: Arlington Heights

Surrounding Zoning and Land Uses:

North "J" Medium Industrial / light industrial
 East "J" Medium Industrial / light industrial
 South "J" Medium Industrial / commercial office
 West "B" Two Family / single-family

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Site Plan Comments:

The site plan as submitted is in general compliance with the Zoning Ordinance regulations.

1. 75% of landscaping not provided within front yard on Byers Ave. **(Waiver Requested)**

Platting site plan comments: No comments at this time.

TPW site plan comments:

The minimum sidewalk width is 5'. The ramps at the corner are most likely not ADA compliant. There needs to be a landing area behind the ramp that is flat; you would probably be better off with a corner ramp. You still need to connect the existing sidewalk to the east with your sidewalk.

Water site plan comments: No size on size tap allowed.

Fire site plan comments: No comments at this time.

PARD site plan comments: No comments at this time.

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Montgomery St.	Commercial Connector	Commercial Connector	No
W Byers	Residential	Residential	No
Margaret St.	Residential	Residential	No

Public Notification:

300 foot Legal Notifications were mailed on November 28, 2018.

The following organizations were notified: (emailed November 20, 2018)

Organizations Notified

Westside Alliance	Trinity Habitat for Humanity
Arlington Heights NA*	Streams & Valleys, Inc
Cultural District Alliance	Fort Worth ISD
Alamo Heights NA	

*Located within this Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change the zoning from “J” Medium Industrial for a boutique hotel. A hotel is allowed by right in the J district however the PD is required when a hotel is within 1,000 feet of an A or B residential district. Surrounding land uses consist of older light industrial uses on three sides and single-family to the west. The property is a half block west and just off Montgomery St. and the Will Rogers complex including the new arena are located to the northeast of the site. The museum district and West 7th entertainment area are approximately one mile to the northeast.

Since the area is converting from industrial to uses that cater to tourism for the new arena and the smaller scale of the hotel can serve as a transitional use between the activity on Montgomery Street and the existing residential uses, the proposed hotel **is compatible** with surrounding residential and nonresidential uses.

2. Comprehensive Plan Consistency

The 2018 Comprehensive Plan designates the subject property as Neighborhood Commercial. While a hotel may not be considered a neighborhood commercial use, the size and scale of the proposed hotel meets the below policies within the following Comprehensive Plan:

- Encourage compatible development between residential and commercial properties along the west side of the Montgomery Street corridor.
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods.
- Stimulate redevelopment of existing commercial, mixed-use, and urban residential districts along Camp Bowie Boulevard, West 7th Street, White Settlement Road, and Vickery Boulevard/Lovell Avenue.

Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

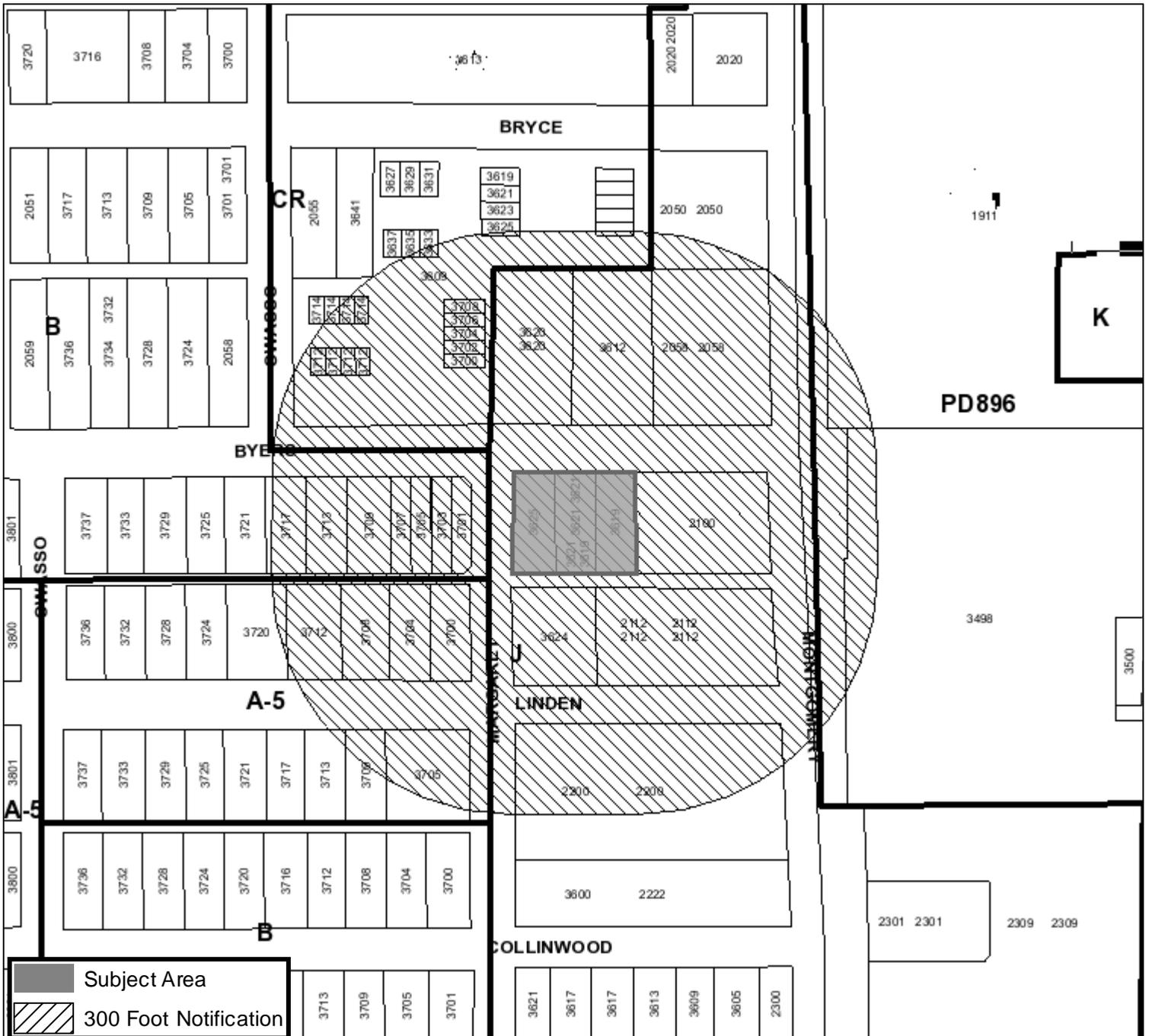
Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan

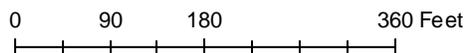


Area Zoning Map

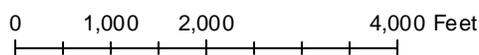
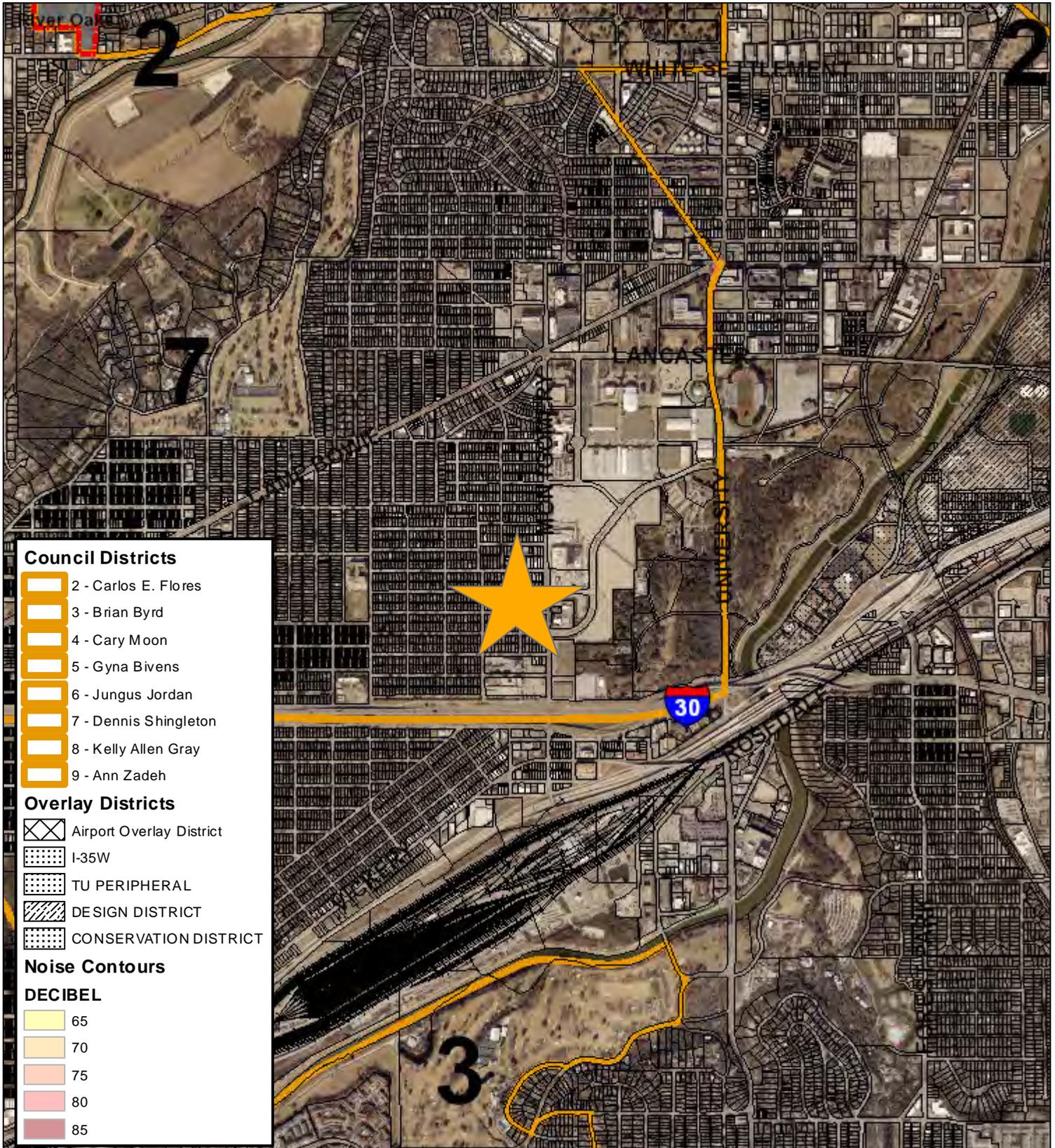
Applicant: MeMo Hospitality Group LLC
 Address: 3619,3621,3625 Byers Ave
 Zoning From: J
 Zoning To: PD/E plus boutique hotel with accessory bar
 Acres: 0.44820015
 Mapsco: 75H
 Sector/District: Arlington Heights
 Commission Date: 1/9/2019
 Contact: 817-392-6226



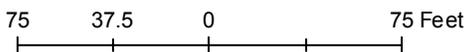
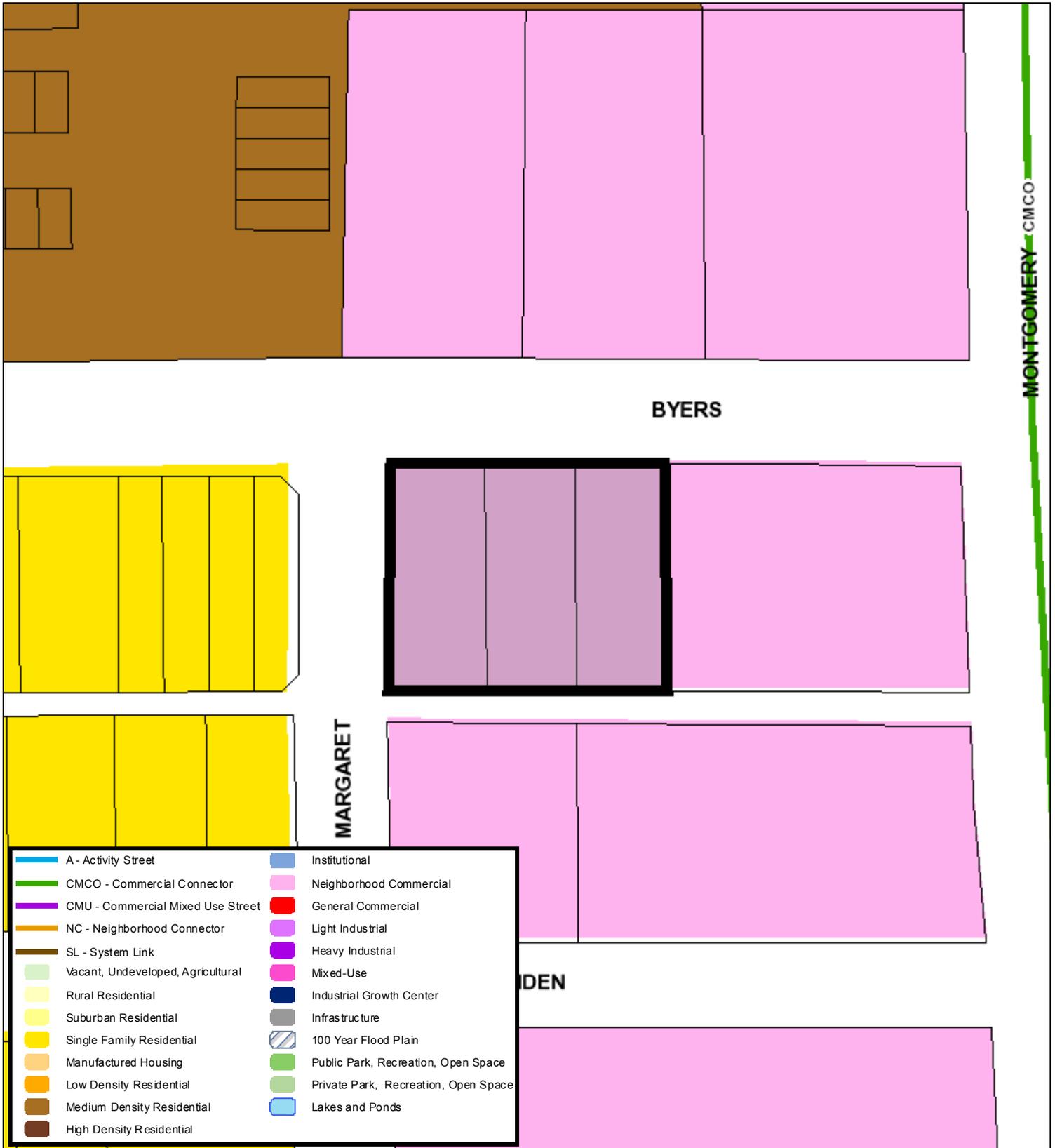
Subject Area
 300 Foot Notification



Area Map



Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.



Aerial Photo Map



0 45 90 180 Feet



2. ZC-18-205 Memo Hospitality Group LLC (CD 7) – 3619 - 3625 W. Byers Ave. (Queensborough Lots 8-10 Block 15, 0.45 ac.) From: “J” Medium Industrial To: PD/E Planned Development for all uses in “E” plus boutique hotel; site plan included

Michael Bennett, representing the applicant, gave a presentation over the issues of the case. He stated the property is currently zoned “J” and they would like to downzone it to “E” plus hotel and bar. A bar is allowed in current zoning. They are asking for waivers to landscaping and to allow the hotel use. He showed renderings and the site plan, and discussed issues with the site. He stated the property slopes away from the neighborhood. He stated they have had several meetings with the neighborhood and the site has proper parking.

Jonathan Morris, spoke in support. He is the developer of the property. He explains he tried to be transparent about the development. He thinks the project is unique and different for the neighborhood.

Brenda Helmer, representing the Arlington Heights NA, spoke in opposition. She stated the letters in support are not in close proximity and showed a highlighted map of letters in support versus letters in opposition. She stated the project has a lot of things going for it, but there are a lot of unanswered questions. AHNA would be in support if the bar was removed, and they would prefer if the hotel was closer to the neighborhood than the parking lot. She also stated the developer has not hotel experience or financing.

Karen Weinman, spoke in opposition. She stated the nearby homes are owner occupied and valued over \$300,000. She stated she would support the hotel without the bar and would prefer the parking lot placed away from the neighborhood. She stated the hotel will be unsupervised at the night and that there will not be any security in the parking lot.

During the rebuttal, Mr. Bennett showed images of the height differences between the adjacent homes and hotel, and stated if they change the configuration they would lose parking spaces. He also stated a coffee shop and bar is a small part of the development compared to a bar that would currently be allowed by right. He thanked AHNA for working with them.

Motion: Following brief discussion, Mr. Aughinbaugh recommended Approval of the request, seconded by Ms. Conlin. The motion passed unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-18-205
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Michael Bennett	2429 Rogers Ave				Representing owner
Jonathan Morris	2205 Hillcrest St				Owner
Brenda Helmer	4036 Birchman			Opposition	Representing Arlington Heights NA
Karen Weinman	3713 Byers Ave			Opposition	Spoke at hearing
Various	Various			Opposition	Petition with 21 signatures
Norma Esparza	3725 Linden Ave			Opposition	Sent letter
Camp Bowie District			Support		Sent letter
Steve Davis	3925 Byers Ave		Support		Sent letter

Lynda Elliot	3705 Linden Ave		Support		Sent letter
Sheri Andu & Huston Mgbemena	3701 Byers			Opposition	Sent letter
Nicole Ellis	1900 Sutter St		Support		Sent letter
Krystelle Hamilton	1804 Thomas Pl		Support		Sent letter
Darin Norman	2013 Thomas Pl		Support		Sent letter
Katherine Morris	2205 Hillcrest		Support		Sent letter
Todd Harris	4209 Pershing Ave		Support		Sent letter
Amber Benson	2012 Ashland Ave		Support		Sent letter
Josie Singleton	4512 Collinwood Ave		Support		Sent letter
Charles Allen	3641 Bryce Ave		Support		Sent notice

III. New Cases

3. ZC-18-150 Mainali Investment, Inc. (CD 5) – 3308 Fite Street (Kitty House Survey, Abstract No. 678, 1.01 ac.) From: “AG” Agricultural To: PD/C Planned Development for “C” Medium Density Multifamily in townhouse form with waivers to front and side setbacks, open space; site plan included

Kavi Mainali, applicant, stated that neighbors have expressed concerns with the street size and guest parking.

Tomika Seaton spoke in opposition. She stated she had not spoken with the applicant, and expressed concern with traffic and the amount of 18-wheelers in the area. She would like to see the property kept as it is.

LaTrina Graham spoke in opposition. She stated there are noise and truck issues in the area, and this development takes away from the history of the area. She would like more information regarding the proposed Mosier Valley Park.

Danielle Tucker spoke in opposition. She stated there are unsafe road conditions, lack of sidewalks, and lighting. She stated the area needs development, but they need infrastructure first. She asked for a continuance for neighbors to meet with the applicant and Ms. Bivens.

Altonette Wilson spoke in opposition. She stated she is against multifamily and any development. She stated it is historical land that has not been appreciated the way it should be.

Ray Oujesky, representing J&W Sand and Gravel, spoke in opposition. He stated they are against the density of the development and that single family would be more appropriate.

Bishop James Hornsby spoke in opposition. He stated they are against the density of the development and has concerns with the traffic. They would like to see single family homes.

Mr. Mainali declined a rebuttal.

Motion: Following brief discussion, Mr. McDonnell recommended Denial of the request, seconded by Ms. Conlin. The motion passed 8-1, with Mr. Gober voting against.